Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 04/07/15

CONSTRUCTION DOCUMENTS

15012.PMHR

FEBRUARY 27, 2015

HAMPTON INN PARTIAL RENOVATION

209 FORE ST, PORTLAND, MAINE 04101

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BUILDING CODE DATA

APPLICABLE CODES:

2010 MAINE UNIFORM BUILDING AND ENERGY CODE CONSISTING OF:

2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL EXISITNG BUILDING CODE (IEBC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2007 ASHRAE (62.1, 62.2. AND 90.1)
E-1465-2006 STANDARD PRACTICE FOR RADON CONTROL OPTIONS

DRAWINGS HAVE BEEN DESIGNED AND WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE 2010 MAINE UNIFORM BUILDING AND ENERGY CODE AND WITH THE CITY OF PORTLAND, MAINE MUNICIPAL CODE.

BUILDING CODE ANALYSIS:

122 EXISTING GUEST ROOMS

3 PROPOSED ADDITIONAL GUEST ROOMS IN REMODELED AREA WHERE EXISTING MEETING ROOM IS LOCATED.

LEVEL 2 ALTERATION (LESS THAN 50% OF EXISTING BUILDING AERA REMODELED) PER THE 2010 MAINE UNIFORM BUILDING CODE (MUBC).

EXISTING LEVEL OF FIRE PROTECTION AND MEANS OF EGRESS SHALL BE MAINTAINED.

AREA OF RENOVATION:
2ND FLOOR = 1385 SF

R-1 OCCUPANCY AT REMODEL AREA
EXISTING 6 STORY BUILDING
EXISTING BUILDING HEIGHT: 65'-8"
TYPE 1B NON-COMBUSTIBLE CONSTRUCTION
1-HOUR FIRE PARITIONS WITH 45 MINUTE RATED OPENINGS BETWEEN GUEST ROOM AND ELEVATOR LOBBY
AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.
OCCUPANT LOAD AT EACH GUEST ROOM IS 4, ALLOWING ONE EXIT PER TABLE 1015.1
7 EXISTING ACCESSIBLE GUEST ROOMS ARE PROVIDED IN THE HOTEL, 4 WITH ROLL-IN SHOWERS AND 3 WITH TUBS.

NFPA 101 CODE SUMMARY:
AREA OF REMODEL - 2ND FLOOR = 1385 SF RESIDENTIAL OCCUPANCY

EXISITNG BUILDING MIXED SEPARATED OCCUPANCY
1ST FLOOR: ASSEMBLY - RESTAURANT
2ND - 4TH STORY: RESIDENTIAL - HOTEL
5TH - 6TH STORY: RESIDENTIAL - APARTMENTS

ORDINARY HAZARD CONTENTS

MEANS OF EGRESS: EXISTING REMAINS UNCHANGED

EMERGENCY LIGHTING PROVIDED AT REMODEL AREA PER MEP DRAWINGS.

FIRE ALARM SYSTEM: EXISTING REMAINS UNCHANGED

EXISITNG AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

SITE INFORMATION

CBL: 029 L00100H

LEGAL DESCRIPTION: 29-L-1-2 FORE ST 221-237
MIDDLE ST 78 FRANKLIN ST
HOTEL REST PORTSIDE RED CONDO
HOTEL UNIT

EXISTING ON-SITE PARKING TO REMAIN.

LICENSED ARCHITECT
GERRI A. KIELHOFNER
No. 4229
STATE OF MAINE
02-27-2015

GAK
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